



ALACHUA COUNTY PROPERTY APPRAISER 2019 ANNUAL REPORT



ALACHUA COUNTY
**PROPERTY
APPRAISER**

PROPERTY VALUE

Just Value/Fair Market Value



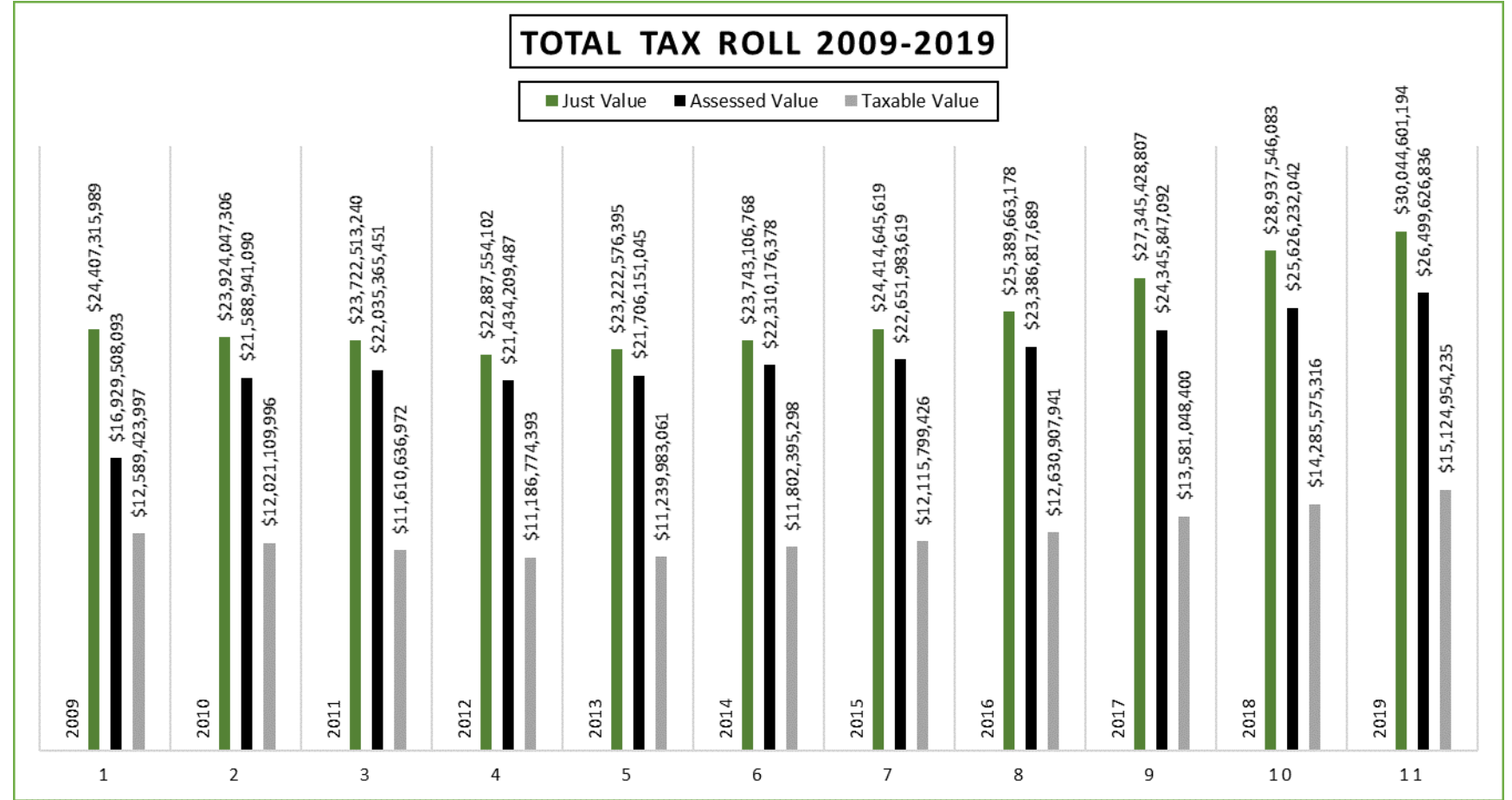
“Just Value” also referred to as fair “Market Value” :

A value as of January 1st that is determined by the Property Appraiser’s Office which reflects market transactions between unrelated willing buyers and willing sellers that are not under distress. This excludes estimated costs associated with a sale and takes into account the eight criteria outlined in section 193.011 of the Florida Statutes.

Year	Just Value	% Change	Assessed Value	% Change	Taxable Value	% Change
2009	\$ 24,407,315,989	-2.0%	\$ 16,929,508,093	14.8%	\$ 12,589,423,997	-1.3%
2010	\$ 23,924,047,306	-2.0%	\$ 21,588,941,090	27.5%	\$ 12,021,109,996	-4.5%
2011	\$ 23,722,513,240	-0.8%	\$ 22,035,365,451	2.1%	\$ 11,610,636,972	-3.4%
2012	\$ 22,887,554,102	-3.5%	\$ 21,434,209,487	-2.7%	\$ 11,186,774,393	-3.7%
2013	\$ 23,222,576,395	1.5%	\$ 21,706,151,045	1.3%	\$ 11,239,983,061	0.5%
2014	\$ 23,743,106,768	2.2%	\$ 22,310,176,378	2.8%	\$ 11,802,395,298	5.0%
2015	\$ 24,414,645,619	2.8%	\$ 22,651,983,619	1.5%	\$ 12,115,799,426	2.7%
2016	\$ 25,389,663,178	4.0%	\$ 23,386,817,689	3.2%	\$ 12,630,907,941	4.3%
2017	\$ 27,345,428,807	7.7%	\$ 24,345,847,092	4.1%	\$ 13,581,048,400	7.5%
2018	\$ 28,937,546,083	5.8%	\$ 25,626,232,042	5.3%	\$ 14,285,575,316	5.2%
2019	\$ 30,044,601,194	3.8%	\$ 26,499,626,836	3.4%	\$ 15,124,954,235	5.9%

Total Just Value/Fair Market Value of Property in
Alachua County, Florida

TOTAL TAX ROLL HISTORY



Tax Rates & Revenue

2019 Proposed Millage Rate (Alachua County General Services District)

	OPERATING	DEBT	TOTAL
COUNTY	8.2829	0.0000	8.2829
LIBRARY	1.1825	0.0000	1.1825
CHILDREN'S TRUST	0.5000		0.5000
SUWANNEE	0.3840		0.3840
ST. JOHNS	0.2414		0.2414

SCHOOL

DISCRETIONARY	3.2480	0.0000	
REQUIRED LOCAL	3.8960		7.1440

CITIES	CODE				TOTAL MILLAGES
ALACHUA	17	5.3900		5.3900	22.8834
ARCHER (Law/Fire)	27	5.5149		5.5149	26.7323
GAINESVILLE	37	5.2974		5.2974	22.7908
GAINESVILLE	36	5.2974		5.2974	22.6482
HAWTHORNE (Law/Fire)	46	5.3194		5.3194	26.3942
HIGH SPRINGS	57	5.8800		5.8800	23.3734
LACROSSE	67	6.6674		6.6674	24.1608
MICANOPY	76	5.6542		5.6542	23.0050
NEWBERRY	87	6.3623		6.3623	23.8557
WALDO (Fire)	97	8.5070		8.5070	26.0004
WALDO (Fire)	96	8.5070		8.5070	25.8578
					SUWANNEE ST. JOHNS

UNINCORPORATED		MSTU-Unincorp	MSTU-Law	MSTU-Fire	TOTAL
MSTU	03 & 05	0.0000	3.7240	0.0000	3.7240
MSTU	02 & 04	0.0000	3.7240	0.0000	3.7240

SUWANNEE	ST. JOHNS
21.2174	
	21.0748

2019 SOH Cap = 1.9%

CHILDREN TRUST
NEW FOR 2019

WHAT'S A "MILL"?

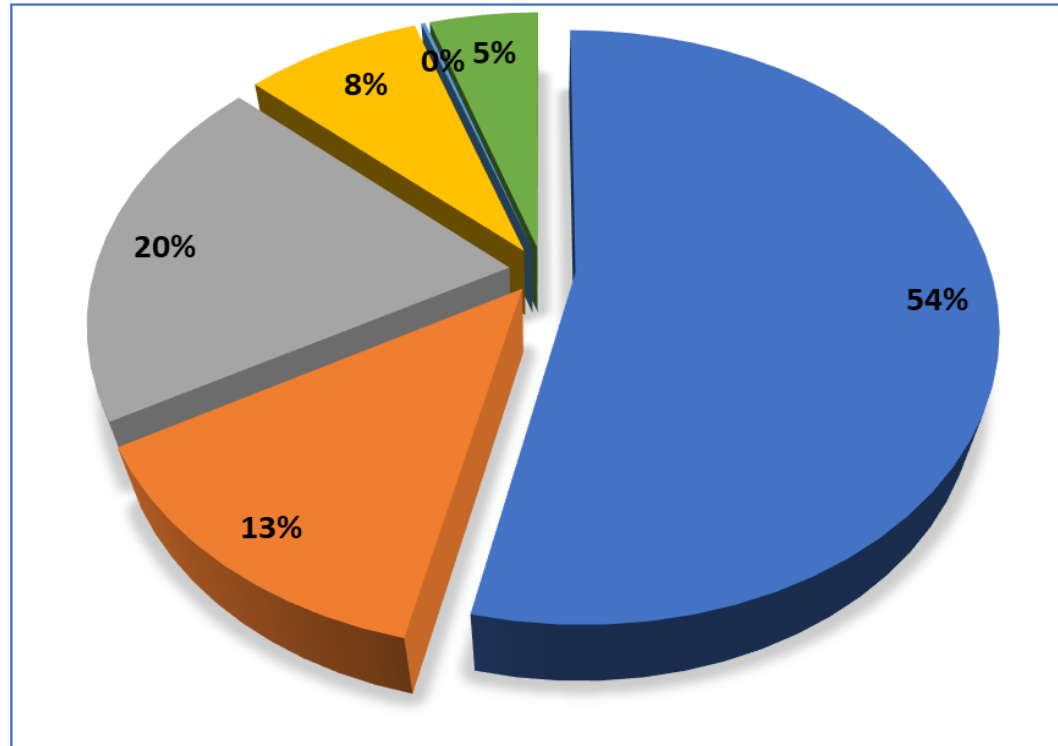
Taxing authorities set the tax rate in "mills." A mill equals \$1 per \$1,000 in taxable value.

Taxing Authorities

The Property Appraiser does not set your property tax rates. Your tax rates are determined by the following:

- Alachua County Board of County Commissioners
- Alachua County School Board
- Alachua County Library District
- The Cities of Alachua, Newberry, Archer, Gainesville, Hawthorne, High Springs, Micanopy, Waldo, and Lacrosse
- The St. Johns & Suwannee Water Management District

Taxable Value by Property Type 2019



■ Residential
 ■ Multi-Family
 ■ Commercial / Industrial
■ Tangible Personal Property
 ■ Centrally Assessed
 ■ Other

PROPERTY TYPE	TAXABLE VALUE	PERCENTAGE
Residential	\$ 8,100,042,693	54%
Multi-Family	\$ 2,006,239,551	13%
Commercial / Industrial	\$ 3,003,089,692	20%
Tangible Personal Property	\$ 1,227,878,730	8%
Centrally Assessed	\$ 27,587,579	0%
Other	\$ 760,115,990	5%
Total	\$ 15,124,954,235.00	

Principle Taxpayers 2019

Alachua County Principle Taxpayers Tangible Personal Property 2019 Preliminary Tax Roll

County-Wide

Top Ten Principal Taxpayers Alachua County

Overall Taxable Value

% of Total Tax Value

ARGOS USA LLC	\$ 145,924,501.00	13.85%
NORTH FLORIDA REGIONAL MEDICAL CENTER INC	\$ 60,271,029.00	5.85%
AT&T MOBILITY LLC	\$ 36,274,538.00	3.76%
CLAY ELECTRIC COOPERATIVE INC	\$ 32,691,905.00	3.19%
SIVANCE LLC	\$ 30,327,959.00	2.14%
BELLSOUTH TELECOMMUNICATIONS LLC	\$ 29,288,123.00	2.10%
DUKE ENERGY FLORIDA LLC	\$ 25,382,765.00	1.73%
WAL MART STORES EAST LP	\$ 24,954,257.00	1.66%
EXACTECH INC	\$ 16,569,309.00	1.33%
Total	\$ 401,684,386.00	32.71%

Principle Taxpayers 2019

Alachua County Principle Taxpayers Real Property 2019 Preliminary Tax Roll

County-Wide

Top Ten Principal Taxpayers Alachua County	Overall Taxable Value	% of Total Tax Value
LM GAINESVILLE LLC	\$ 109,551,000.00	0.79%
OAKS MALL GAINESVILLE LTD PARTNERSHIP	\$ 92,600,000.00	0.67%
HCA HEALTH SERVICES OF FLA INC	\$ 82,655,351.00	0.60%
SNH MEDICAL OFFICE PROPERTIES TRUST	\$ 70,486,419.00	0.51%
STANLEY ROBERT E	\$ 68,907,539.00	0.50%
WAL-MART STORES EAST LP	\$ 56,635,446.00	0.41%
OAK HAMMOCK AT THE UNIVERSITY OF FL INC	\$ 52,360,942.00	0.38%
FLORIDA POWER & LIGHT COMPANY	\$ 52,134,288.00	0.38%
SHANDS TEACHING HOSPITAL & CL	\$ 49,643,728.00	0.36%
CL GAINESVILLE BORROWER LLC	\$ 47,272,900.00	0.34%
Total	\$ 682,247,613.00	4.92%

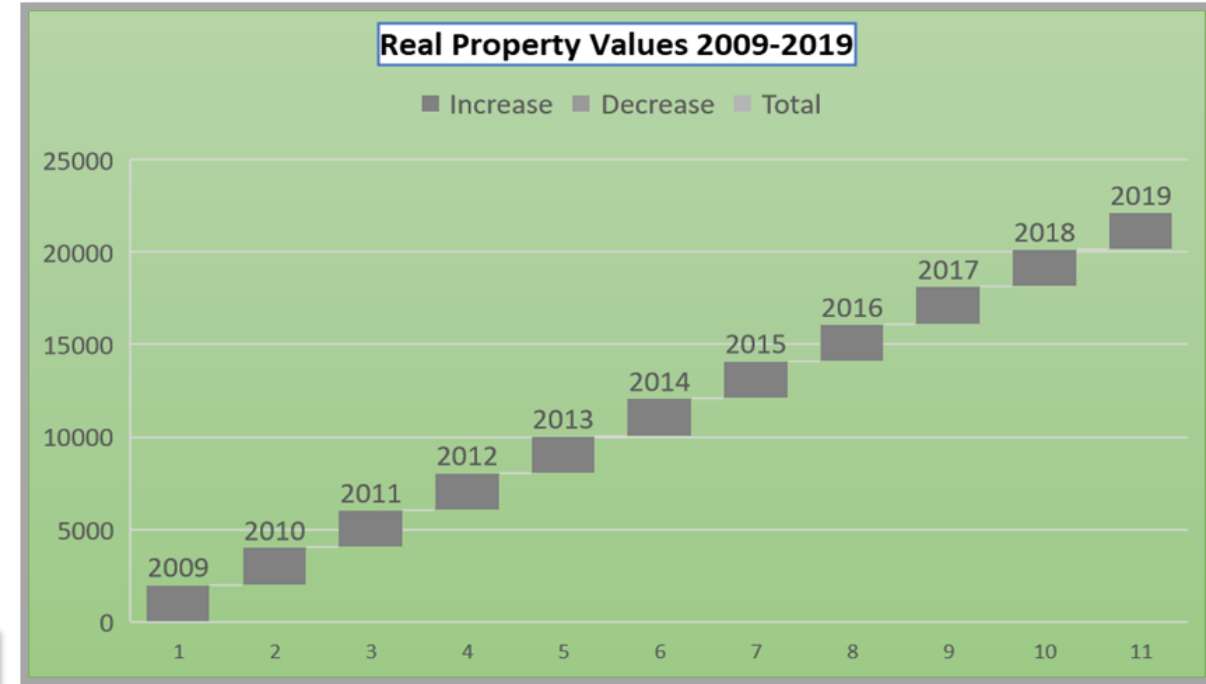
Total Real Property Taxable Dollars

\$

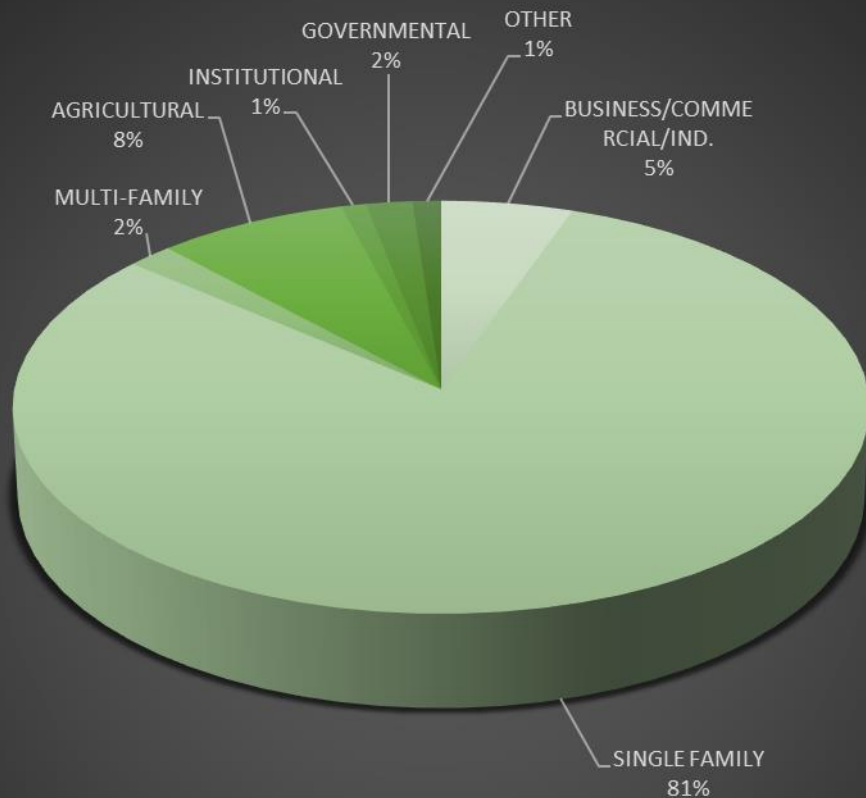
13,869,487,926.00

REAL PROPERTY VALUES 2009-2019

Year	Just Value	% Change	Taxable Value	% Change
2009	\$ 21,230,312,944	-3.3%	\$ 11,456,088,432	-1.0%
2010	\$ 20,752,460,647	-2.3%	\$ 10,977,983,466	-4.2%
2011	\$ 20,342,780,400	-2.0%	\$ 10,557,117,611	-3.8%
2012	\$ 19,741,195,852	-3.0%	\$ 10,221,739,842	-3.2%
2013	\$ 19,784,502,400	0.2%	\$ 10,212,380,196	-0.1%
2014	\$ 19,896,114,300	0.6%	\$ 10,384,742,250	1.7%
2015	\$ 20,652,318,100	3.8%	\$ 10,723,534,063	3.3%
2016	\$ 21,344,811,472	3.4%	\$ 11,162,465,194	4.1%
2017	\$ 23,421,265,123	9.7%	\$ 12,053,459,343	8.0%
2018	\$ 25,015,024,859	6.8%	\$ 13,016,421,392	8.0%
2019	\$ 26,156,054,139	4.6%	\$ 13,869,487,926	6.6%



NUMBER OF PARCELS



■ BUSINESS/COMMERCIAL/IND. ■ SINGLE FAMILY
 ■ MULTI-FAMILY ■ AGRICULTURAL
 ■ INSTITUTIONAL ■ GOVERNMENTAL
 ■ OTHER

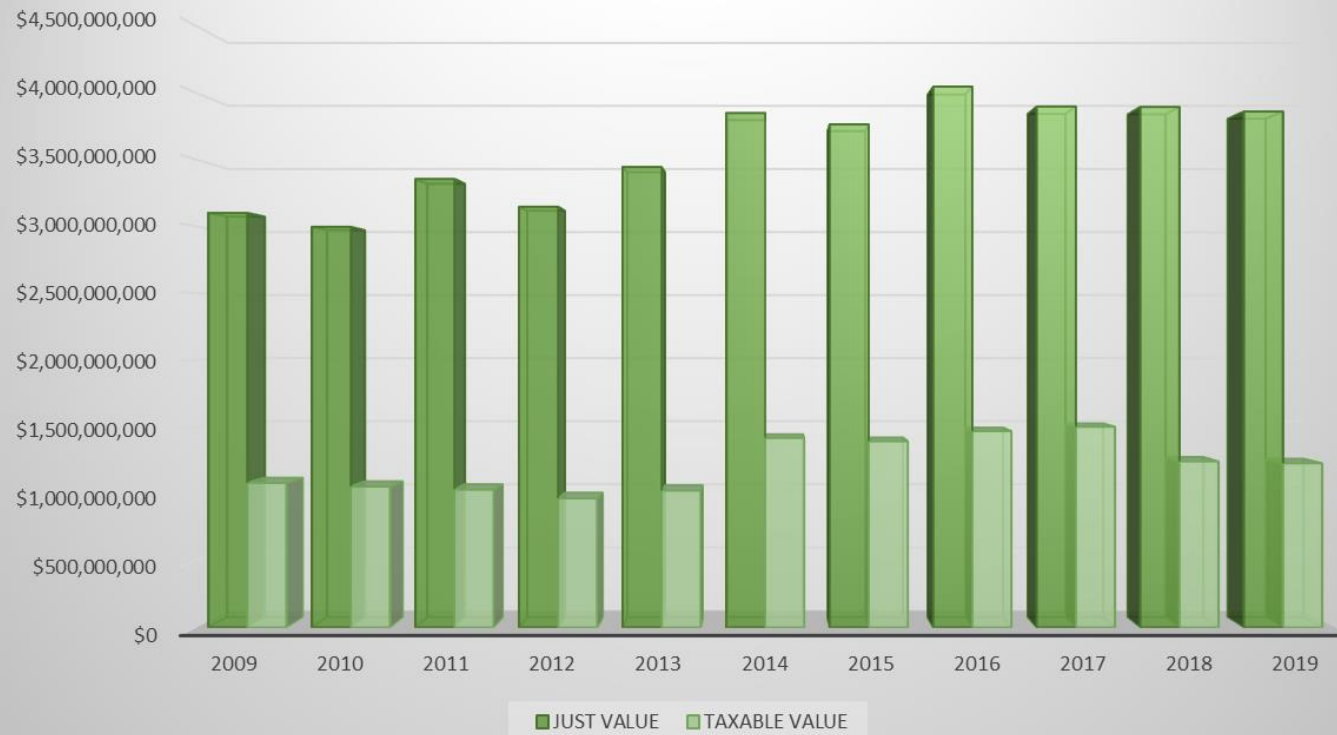
PROPERTY CATEGORIES	# OF PARCELS	PERCENTAGE
BUSINESS/COMMERCIAL/IND.	5,583	5.40%
SINGLE FAMILY	83,500	80.78%
MULTI-FAMILY	1,946	1.88%
AGRICULTURAL	8,107	7.84%
INSTITUTIONAL	1,051	1.02%
GOVERNMENTAL	1,963	1.90%
OTHER	1,211	1.17%

Total # of Parcels 103,361

NEW CONSTRUCTION

Year	New Construction Just Value	% Change
2009	392,456,900	-4.93%
2010	250,385,400	-36.20%
2011	342,715,100	36.88%
2012	160,057,200	-53.30%
2013	113,625,380	-29.01%
2014	141,678,910	24.69%
2015	160,147,930	13.04%
2016	185,045,321	15.55%
2017	332,801,265	79.85%
2018	387,186,855	16.34%
2019	417,720,182	7.89%

Tangible Just and Taxable Value 2009-2019



YEAR	JUST VALUE	TAXABLE VALUE
2009	\$3,100,696,868	\$1,080,867,059
2010	\$2,996,169,160	\$1,053,546,709
2011	\$3,354,570,593	\$1,030,660,830
2012	\$3,146,358,250	\$965,034,551
2013	\$3,443,902,255	\$1,023,360,258
2014	\$3,846,992,468	\$1,417,653,048
2015	\$3,762,327,519	\$1,392,265,363
2016	\$4,044,851,706	\$1,468,442,747
2017	\$3,895,645,544	\$1,501,205,438
2018	\$3,892,734,224	\$1,241,585,835
2019	\$3,858,741,797	\$1,227,878,730